

## JOINT TENANCY WARRANTY DEED

WE, HALSTEAD G. BURHOE and SHERRY ANNE BURHOE, Husband and Wife, of  
P.O. Box 96, East Dixfield, Maine 04227,

FOR CONSIDERATION PAID, grant to HALSTEAD G. BURHOE and SHERRY ANNE  
BURHOE, both of P.O. Box 96 East Dixfield, Maine 04227 and JAMES K. BURHOE, of  
P.O. Box 452, Jay, Maine 04239,

with WARRANTY COVENANTS, as joint tenants, the land in the Town of CANTON,  
County of OXFORD, State of MAINE, to wit,

Certain real estate situated in Canton, County of Oxford and State of Maine, being the  
Ira Paine Farm, so-called, bounded and described as follows:

Bounded on the North by land now or formerly of G.H. Virgin; bounded on the East by  
land now or formerly of E.A. Waite; bounded on the South by land now or formerly of the  
heirs of J.G. Coolidge; and bounded on the West by land now or formerly of Otto  
Jaskalen.

Being the same premises conveyed to James Burhoe by warranty deed from Gertrude  
P. Wilkins dated February 3, 1948, and recorded in the Oxford County Registry of  
Deeds in Book 494, Page 516.

Also a certain lot or parcel of land with the buildings thereon situated in said Town of  
Canton, on what is known as Canton Mountain and being the homestead farm of the  
late Stephen G. Strout consisting of three parcels of land described as follows:

Being all and the same premises described in a warranty deed from Antti Pulkkinen and  
John Korhonen to J. Guy Coolidge dated May 13, 1927 and recorded in the Oxford  
County Registry of Deeds in Book 384, Page 528, to which deed and records thereof  
reference is hereby made for a further and more particular description of the premises  
hereby conveyed.

Being the same property conveyed to Halstead G. Burhoe and Sherry Burhoe by James  
Burhoe by his joint tenancy warranty deed dated February 16, 1978, and recorded in  
the Oxford County Registry of Deeds on February 17, 1978, in Book 974, Page 253.

Also, a certain parcel of land with the buildings thereon situated in Canton, County of  
Oxford, State of Maine, described as all of lot number ten (10) in Range twelve (12) of  
the Town of Canton being the property west of the town road passing near the buildings  
on said farm.

Being a portion of the same premises conveyed to said Charles F. LaBrecque by said Chester H. Virgin by Warranty Deed dated April 30, 1970 and recorded in said Registry of Deeds, Book 689, Page 559. Said portion being Parcel #1.

The above described parcel of land is subject to a certain right of way across premises and is more fully described as follows: Commencing at the West side of the Canton Mountain Road at the Southeasterly corner of the above conveyed premises and running westerly along the southerly boundary of said above conveyed premises to the land now owned by Charles F. LaBrecque. Said right of way to be thirty-two (32) feet in width.

Excepting and reserving a certain parcel of land described in a deed from Robert A. Whittemore, Susan I. Whittemore and the People's Savings Bank to Janice Anthony, dated May 10, 1976, and recorded in the Oxford County Registry of Deeds, Book 896, Page 125.

Also excepting and reserving another certain lot or parcel of land located on the northern portion of Lot 10 in Range 12, containing 56 1/2 acres, more or less, bordered on the north by Lot 11 in Range 12 and by Ridley Brook; bordered on the east by Canton Mountain Road; bordered on the west by the north/south lot line (trees blazed by abutting timber company) and bordered on the south by the following: A steel pin located on the west side of Canton Mountain Road, approximately 500 feet south of where Ridley Brook crosses Canton Mountain Road; thence westerly to a large flagged maple on the stone wall and continuing to follow that stone wall westerly until it stops, approximately 1500 feet from the above large maple; thence continuing west to the western border of Lot 10, Range 12. Trees are marked periodically along this southern border and it is approximately parallel to the east/west lot line between Lot 10 and Lot 11 (Range 12) a distance of 800 feet to the south.

Being the same property conveyed to Halstead G. Burhoe and Sherry Burhoe by Otis Federal Credit Union by its joint tenancy quit-claim deed without covenant dated September 23, 1993, and recorded in the Oxford County Registry of Deeds on October 28, 1993, in Book 2061, Pages 333 to 334.

Also, a certain lot or parcel of land and any buildings thereon in the Town of Canton, Oxford County, State of Maine, more particularly bounded and described as follows:

Being all and the same premises as described in a deed from Diane R. Metivier and David M. Metivier to David M. Metivier dated August 28, 1992 and recorded in the Oxford County Registry of Deeds at Book 1952, Page 66. Excepting and reserving therefrom a certain lot or parcel of land more particularly bounded and described as follows:

Beginning at an iron pin located at the southwestly corner of land now or formerly of Diane Metivier and on line of land of David M. Metivier; herein; thence westerly along land of David M. Metivier to a rock maple tree at the end of a stone wall two hundred

fifty-eight (258) feet, more or less, thence westerly along land of David M. Metivier and a stone wall three hundred fifty-nine (359) feet to a corner in said stone wall; thence northerly along a stone wall eight hundred twenty (820) feet, more or less, to a corner in said stone wall; thence easterly along a stone wall six hundred fifty-one (651), more or less, to an iron pin located on the westerly line of land now or formerly of Diane Metivier; thence southerly along the westerly line of said land of Diane Metivier eight hundred twenty-one (821) feet, more or less, to an iron pin and the point of beginning.

Also excepting and reserving to David M. Metivier, the fifteen (15) foot easement and right of way as more particularly described in an instrument from Diane R. Metivier and David M. Metivier to David M. Metivier and recorded in the Oxford County Registry of Deeds at Book 1952, Page 65.

Being the same property conveyed to Halstead G. Burhoe and Sherry Anne Burhoe by David M. Metivier by his joint tenancy warranty deed dated December 14, 1998, and recorded in the Oxford County Registry of Deeds on December 18, 1998, in Book 2648, Page 50.

Excepting and reserving from all three parcels of land to Halstead G. Burhoe and Sherry Anne Burhoe and to the survivor a life estate in and to the within described property for and during the term of their natural lives free from the payment of any rent therefor.

Sherry Anne Burhoe and Sherry Burhoe are one and the same person.

WITNESS our hands and seals this 17th day of March, 2011.

Carol A. Sweatt

Halstead G. Burhoe

HALSTEAD G. BURHOE

(to both)

Sherry Anne Burhoe  
SHERRY ANNE BURHOE

State of Maine  
Oxford, ss

March 17, 2011

Then personally appeared the above named HALSTEAD G. BURHOE and SHERRY ANNE BURHOE and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Carol A. Sweatt

Notary Public Carol A. Sweatt

Received  
Recorded Register of Deeds  
Mar 23, 2011 09:58A  
Oxford East County  
Patricia A. Shearman

My Commission Expires: 12/28/2011